



## 3147 2nd Ave Port Alberni BC

\$599,900

Prime commercial space in central Port Alberni with so much opportunity nestled among thriving residential, commercial, and industrial areas. The versatile C3 zoning allows for a multitude of commercial uses, including retail, storage, and various services. Included on the property is a 1550 sqft building (roof 2019), with gas heat and 2bedroom caretaker suite complete with kitchen, laundry room and a living room that leads out to a deck with gorgeous views of the Alberni Inlet. The entrance features a communal space leading to a garage area with two 10ft garage doors, and a 2piece bathroom on the lower level. Off the back alley, there is a 3-bay garage with plenty of storage and loft areas. With its close proximity to established businesses, rental potential of the 3 spaces and the bustling Harbour Quay nearby, this location promises excellent accessibility. Don't miss out on the chance to develop a successful enterprise in this exceptional location.

Listing Presented By:



Originally Listed by:  
Real Broker

[rhianna@rhiannaholden.com](mailto:rhianna@rhiannaholden.com)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)